



Louisiana Housing Finance Agency

The following resolution was offered by Commissioner Robert Pernell and seconded by Commissioner Joseph M. Scontrino, III:

RESOLUTION

A resolution approving the adoption of the Louisiana Community Housing Development Organization ("CHDO") Selection Policy (Exhibit A") for the Louisiana Housing Finance Agency (the "Agency") and providing for other matters in connection therewith.

WHEREAS, the Louisiana Housing Finance Agency, as authorized by the State of Louisiana, shall apply, implement, and administer the Louisiana Community Housing Development Organization Selection Policy:

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Louisiana Housing Finance Agency (the "Board"), acting as the governing authority of said Agency, that:

SECTION 1. A resolution is hereby approved, contingent upon review and acceptance of the Agency counsel, that provides for the adoption and implementation of the Louisiana Community Housing Development Organization Selection Policy.

SECTION 2. The Agency staff and counsel are authorized and directed to prepare such documents and agreements as may be necessary to implement the Louisiana Community Housing Development Organization Selection Policy.

SECTION 3. The Agency is hereby authorized, empowered, and directed the ability to create, change, amend, and revise any existing documents and/or commitments to implement the Community Housing Development Organization Selection Policy.

SECTION 4. The Chairman, Vice Chairman, President, Vice President, and /or Secretary of the Agency be hereby authorized, empowered, and directed to execute any forms and/or documents required to be executed on behalf of and in the name of the Agency, the terms of which are to be consistent with the provisions of this resolution as approved by the Agency counsel.

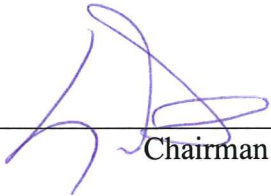
This resolution having been submitted to a vote, the vote thereon was as following:

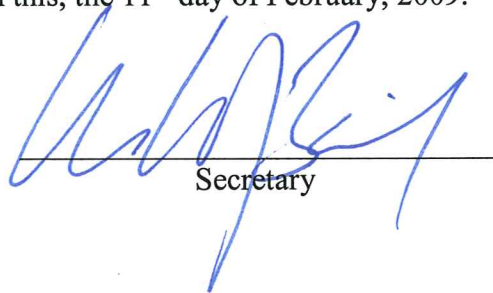
YEAS: Wayne E. Woods, Allison A. Jones, John Kennedy, Guy T. Williams, Robert Pernell, Michael L. Airhart, Mayson H. Foster, Joseph Scontrino, III, Katie Anderson, Jerome Boykin, Sr.

NAYS:

ABSENT: J. Mark Madderra, Susan W. Sonnier, Tyrone A. Wilson, Walter O. Guillory

And the resolution was declared adopted on this, the 11th day of February, 2009.



Chairman

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned Secretary of the Board of Commissioners of the Louisiana Housing Finance Agency, do hereby certify that the foregoing two (2) pages constitutes a true and correct copy of a resolution adopted by said Board of Commissioners on February 11, 2009 providing approval of a resolution for the adoption of the Louisiana Community Housing Development Organization ("CHDO") Selection Policy (Exhibit A") for the Louisiana Housing Finance Agency and providing for other matters in connection therewith.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of the Agency on this, the 11th day of February, 2009.



Secretary

Exhibit A



Community housing development organization means a private nonprofit organization that:

1. Is organized under State or local laws and is domiciled within Louisiana and;
2. Has no part of its net earnings inuring to the benefit of any member, founder, contributor, or individual;
3. Is neither controlled by, nor under the direction of, individuals or entities seeking to derive profit or gain from the organization. A community housing development organization may be sponsored or created by a for-profit or non-profit entity, but:
 - i. The other (for-profit or non-profit) entity may not be an entity whose primary purpose is the development or management of housing, such as a builder, developer, or real estate management firm.
 - ii. The other (for-profit or non-profit) entity may not have the right to appoint more than one-third of the membership of the organization's governing body. Board members appointed by the other (for-profit or non-profit) entity may not appoint the remaining two-thirds of the board members; and
 - iii. The community housing development organization must be free to contract for goods and services from vendors of its own choosing;
 - iv. The other (for-profit or non-profit) entity may not exercise final control over decisions of the CHDO Board.
4. Has a tax exemption ruling from the Internal Revenue Service under section 501(c)(3) or (4) of the Internal Revenue Code of 1986 (26 CFR 1.501(C)(3)-1);
5. Does not include a public body (including the participating jurisdiction). An organization that is State or locally chartered may qualify as a community housing development organization; however, the State or local government may not have the right to appoint more than one-third of the membership of the organization's governing body and no more than one-third of the board members may be public officials or employees of the participating jurisdiction or State recipient. Board members appointed by the State or local government may not appoint the remaining two-thirds of the board members;
6. Has standards of financial accountability that conform to 24 CFR 84.21, "Standards for Financial Management Systems;"
7. Has among its purposes the provision of decent housing that is affordable to low-income and moderate-income persons, as evidenced in its charter, articles of incorporation, resolutions or by-laws;

8. Maintains accountability to low-income community residents and other local residents by:
 - i. Has a board of directors that contains at least six (6) members and maintains at least one-third of its governing board's membership for residents of low-income neighborhoods, other low-income community residents, or elected representative of low-income neighborhood organizations. For urban areas, "community" may be a neighborhood or neighborhoods, city, county or metropolitan area; for rural areas, it may be a neighborhood or neighborhoods, town, village, county, or multi-county area (but not the entire State); and
 - ii. Providing a formal process for low-income program beneficiaries to advise the organization in its decisions regarding the design, siting, development, and management of affordable housing and state what weight these residents input will have in the decision making process and;
 - iii. Maintaining 70 percent of its governing board's membership as residents of the Parish or Parishes served.
 - iv. No member of the governing board's membership may be employees of the CHDO or its creating organization and;
 - v. Has at least quarterly board meetings and that such meetings are held within the defined service area at a time and place that is convenient to the residents. All board meetings are to conform with the public meeting laws of the State of Louisiana and;
 - vi. The local representation on the boards governing body may not be exclusively the residents of one project, apartment complex or neighborhood but must to the greatest extent possible be representative of the population of the service area.
9. Has a demonstrated capacity for carrying out activities assisted with HOME funds. An organization may satisfy this requirement by hiring experienced key staff members who have successfully completed similar projects, or a consultant with the same type of experience and a plan to train appropriate key staff members of the organization; and
10. Has a history of serving the community within which housing to be assisted with HOME funds is to be located. In general, an organization must be able to show one year of serving the community before HOME funds are reserved for the organization. However, a newly created organization formed by local churches, service organizations or neighborhood organizations may meet this requirement by demonstrating that its parent organization has at least a year of serving the community.